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TRUSTEE'S DEED



Doc#: 0530427000 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2005 09:21 AM Pg: 1 of 3

THIS INDENTURE made this 11th
day of OCTOBER, 2005, between
CHARLOTTE M. NARD, not individually but as
successor trustee under the ROBERT D.
NARD, SR. Trust, under trust agreement
dated the 9th day of June, 1995, his Successor
or Successors, as Grantor, of 404 Feldner
Court, Palos Heights, Illinois 60463.

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority, the Grantor hereunto enabling, does hereby convey and quitclaim an undivided one-half (1/2) interest unto the Grantee, CHARLOTTE M. NARD, not personally but as Trustee of the CHARLOTTE M. NARD Trust, under trust agreement dated the 9th day of June, 1995, the following described real estate in the County of Cook, State of Illinois.

Parcel 1: THAT PART OF LOT 4 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 175 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DUE WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 27.38 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 35 SECONDS WEST 20.30 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTH 0 DEGREES 09 MINUTES 35 SECONDS WEST 38.85 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 72.61 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL, THENCE SOUTH 0 DEGREES 31 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE AND THE SOUTHERLY EXTENSION THEREOF, 38.85 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 25 SECONDS EAST 72.36 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578976 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073 AND BY DEED FROM THE CHICAGO TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST NUMBER 1098688 TO – RECORDED – AS DOCUMENT – FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 24-31-201-075-0000

Commonly known as: 404 Feldner Court, Palos Heights, Illinois 60463

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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set her hand and seal the day and year first above written.

Executed at BUFFALO GROVE, Illinois, dated the 11th day of OCTOBER, 2005.


CHARLOTTE M. NARD

Exempt under Code Section 4(e) of the Real Estate Transfer Tax Act. Dated the 11th day of OCTOBER, 2005.


CHARLOTTE M. NARD

State of Illinois
County of Lake

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that CHARLOTTE M. NARD, not personally but as trustee aforesaid, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11th day of OCTOBER, 2005



This Document Prepared by and
AFTER RECORDING MAIL TO:
Gerald J. Smoller
KOVITZ SHIFRIN NESBIT
750 Lake Cook Road, #350
Buffalo Grove, IL 60089-2073
(847) 537-0500; Fax (847) 537-0550

Mail subsequent tax bills to:
Charlotte M. Nard, Trustee
404 Feldner Court
Palos Heights, IL 60463

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor, or Grantor's Agent, affirms that, to the best of the Grantor's knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 11, 20 05

[Signature]
Grantor/Agent

Subscribed and sworn to before me this
11th day of October, 20 05

[Signature]
Notary Public



The Grantee, or Grantee's Agent, affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 11, 20 05

[Signature]
Grantee/Agent

Subscribed and sworn to before me this
11th day of October, 20 05

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)